

HoldenCopley

PREPARE TO BE MOVED

Lynemouth Court, Arnold, Nottinghamshire NG5 8TY

Guide Price £180,000

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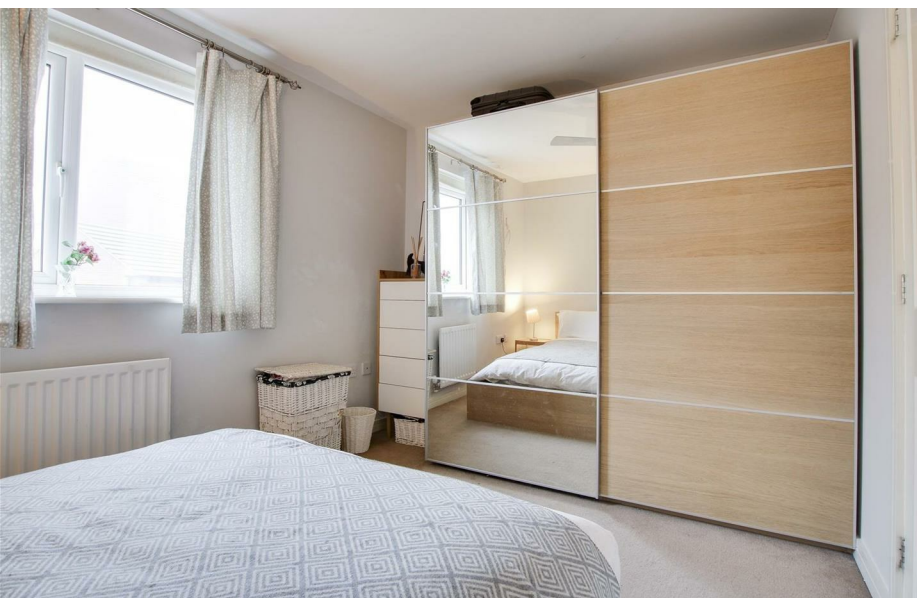
IDEAL FIRST HOME...

GUIDE PRICE £180,000 - £190,000

This two bedroom semi-detached property is excellently presented throughout making it ready to move straight into, perfect for any first time buyers looking to get onto the property ladder. Situated in a quiet cul-de-sac in the popular location of Arnold, host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is a modern kitchen and a spacious lounge diner and a small cloakroom/WC, to the first floor of the property are two double bedrooms and a three-piece bathroom suite. To the front of the property is off road parking for two vehicles, while to the rear there is a private enclosed garden with a lawn and patio area.

MUST BE VIEWED





- Semi Detached
- Two Bedrooms
- Modern Kitchen
- Spacious Lounge Diner
- Family Bathroom & Ground Floor WC
- Off Road Parking
- Private Rear Garden
- Close To Local Amenities
- 360 Virtual Tour
- Must Be Viewed





GROUND FLOOR

Hallway

The entrance hall has tiled flooring, a radiator, carpeted stairs and provides access into the accommodation

WC

3'3" x 5'10" (1.0 x 1.8)

This space has tiled flooring, a low level flush WC, a corner wash basin with stainless steel mixer taps and tiled splash-back, a radiator and a UPVC double glazed obscure window to the front elevation

Kitchen

11'1" x 5'6" (3.4 x 1.7)

The kitchen has tiled flooring, a range of fitted base and wall units with wooden countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, space for a freestanding fridge freezer, space and plumbing for a washing machine, a wall mounted boiler and a UPVC double glazed window to the front elevation

Lounge Diner

13'1" x 14'9" (4.0 x 4.5)

The lounge diner has carpeted flooring, an in-built cupboard, a TV point, a radiator and UPVC double-glazed French doors to access the rear garden. There is ample space for a dining table as well as a sofa

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the first floor

Bedroom One

13'1" x 9'2" (4.0 x 2.8)

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

9'2" x 13'1" (2.8 x 4.0)

The second bedroom has carpeted flooring, an in-built cupboard, a hatch to access a boarded loft, a radiator and two UPVC double glazed windows to the front elevation

Bathroom

7'2" x 5'10" (2.2 x 1.8)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, a chrome heated towel rail, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property are various shrubs and off-road parking for two vehicles

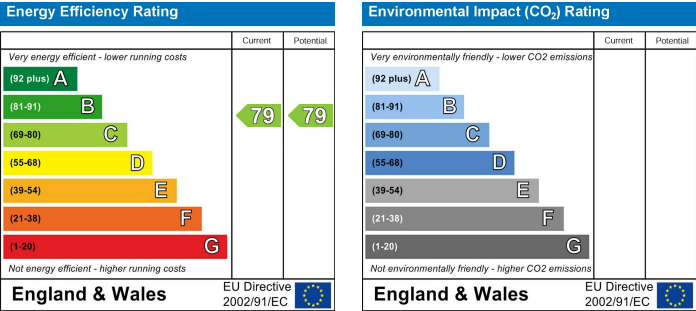
Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, various plants and shrubs, a garden shed and panelled fencing

DISCLAIMER

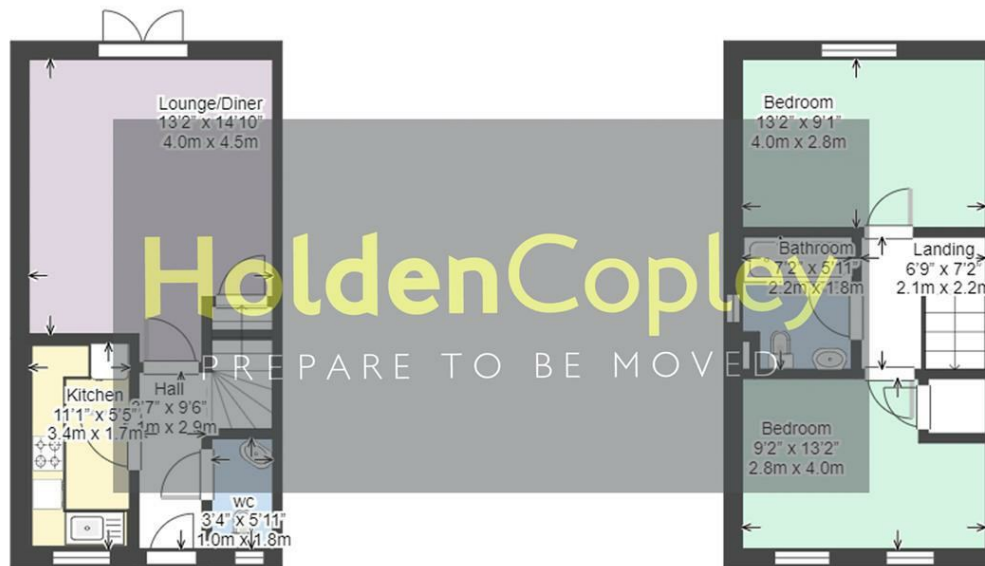
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Approx. Gross Internal Area of the Ground floor:
326.68 Sq Ft - 30.35 Sq M
Approx. Gross Internal Area of the Entire Property:
651.22 Sq Ft - 60.5 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
324.53 Sq Ft - 30.15 Sq M
Approx. Gross Internal Area of the Entire Property:
651.22 Sq Ft - 60.5 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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